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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 24th September 2026



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Hannells

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Introduction

Our Comments



Useful Information:

- > Well-Presented, Modernised And Improved Detached Bungalow
- > Sought After Cul-De-Sac Location
- > No Upward Chain, Early Viewing Recommended
- > EPC Rating D, Standard Construction
- > Council Tax Band B, Freehold

Property Description

A well-presented and modernised detached bungalow, ideally positioned within a sought-after cul-de-sac and offered for sale with no upward chain and an early viewing is recommended. The property offers comfortable, low-maintenance living and the accommodation benefits from a refitted kitchen and modern shower room, while externally there is off-road parking, a useful carport and a garage, providing excellent practical storage and parking facilities. The property occupies a desirable and convenient location, with excellent road links and a range of local amenities readily accessible. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- entrance porch with useful cloaks/storage cupboard, refitted kitchen with in-built appliances, inner hallway/dining area, two double bedrooms and refitted shower room with a three piece suite. Outside, there are gardens to both front and rear elevations together with a driveway providing off-road parking, carport and garage/store.

Room Measurement & Details

Entrance Porch: (5'1" x 3'10") 1.55 x 1.17

Living Room: (15'11" x 11'4") 4.85 x 3.45

Re-Fitted Kitchen: (10'0" x 7'2") 3.05 x 2.18

Inner Hall: (6'4" x 2'10") 1.93 x 0.86

Bedroom: (14'11" x 9'9") 4.55 x 2.97

Bedroom: (9'0" x 8'3") 2.74 x 2.51

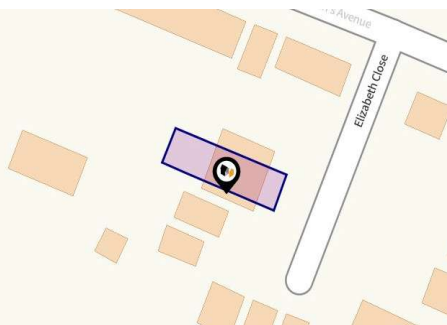
Refitted Shower Room: (6'4" x 5'7") 1.93 x 1.70

Outside:

There are gardens to both front and rear elevations, the front is laid mainly to lawn and incorporates a driveway providing off-road parking. This leads to a carport with doors to front elevation and having cold water tap and outside power. The rear garden is laid mainly to lawn and has the benefit of a drying/paved area. There is also the benefit of a GARAGE/WORKSHOP.

Buyer Information:

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person. 2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long distance to view. 3. Measurements: All measurements are approximate and provided for guidance only. 4. Services: Services, equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections. 5. These details are given in good faith but do not form part of any offer or contract. Information should be independently verified. Hannells Limited and its employees or agents are not authorised to make representations or warranties regarding the property. 6. Additional AML Charges may apply for complex cases, including trusts, overseas companies, overseas owners, or company structures requiring enhanced due diligence and verification.



Property

Type:	Detached
Bedrooms:	2
Floor Area:	592 ft ² / 55 m ²
Plot Area:	0.07 acres
Year Built :	1976-1982
Council Tax :	Band B
Annual Estimate:	£1,794
Title Number:	DY41594

Tenure: Freehold

Local Area

Local Authority:	Derby city
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	High

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15
mb/s



1000
mb/s

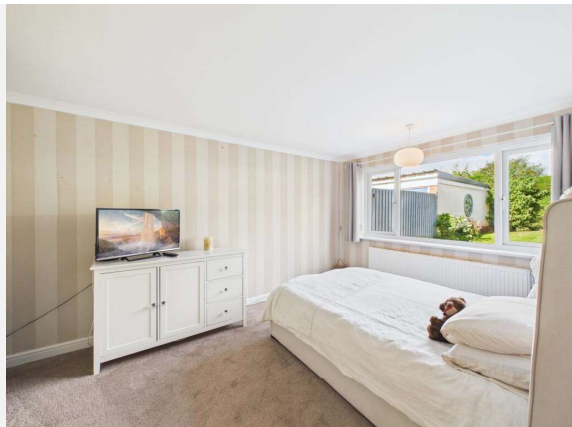
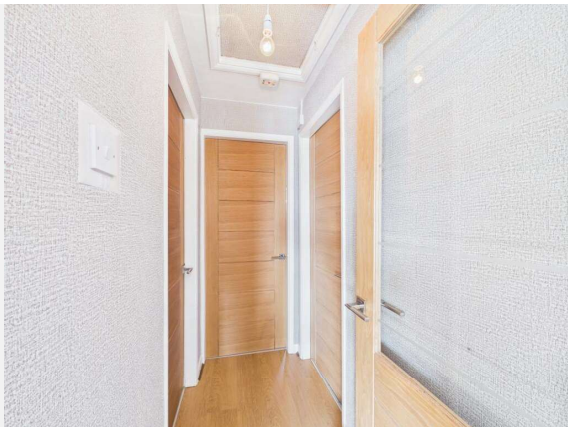


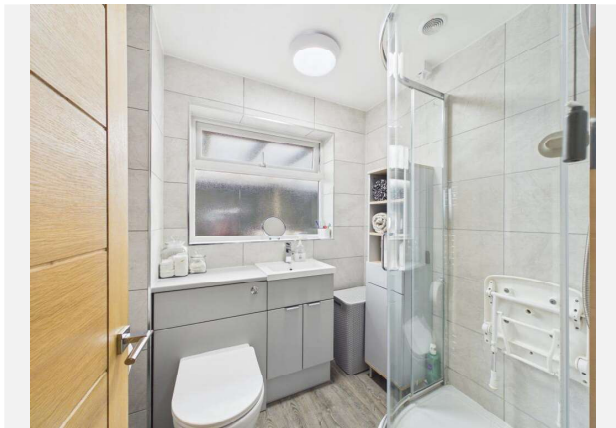
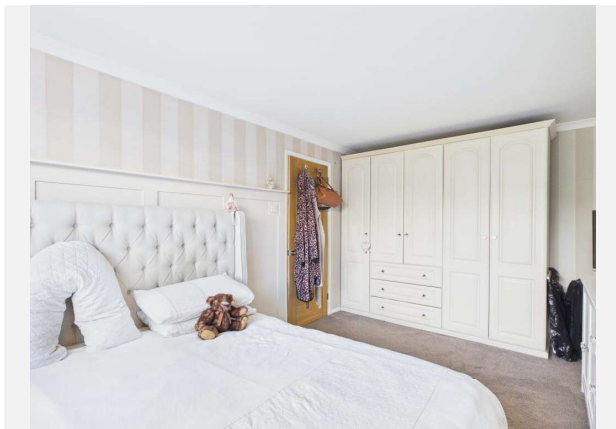
Mobile Coverage:
(based on calls indoors)



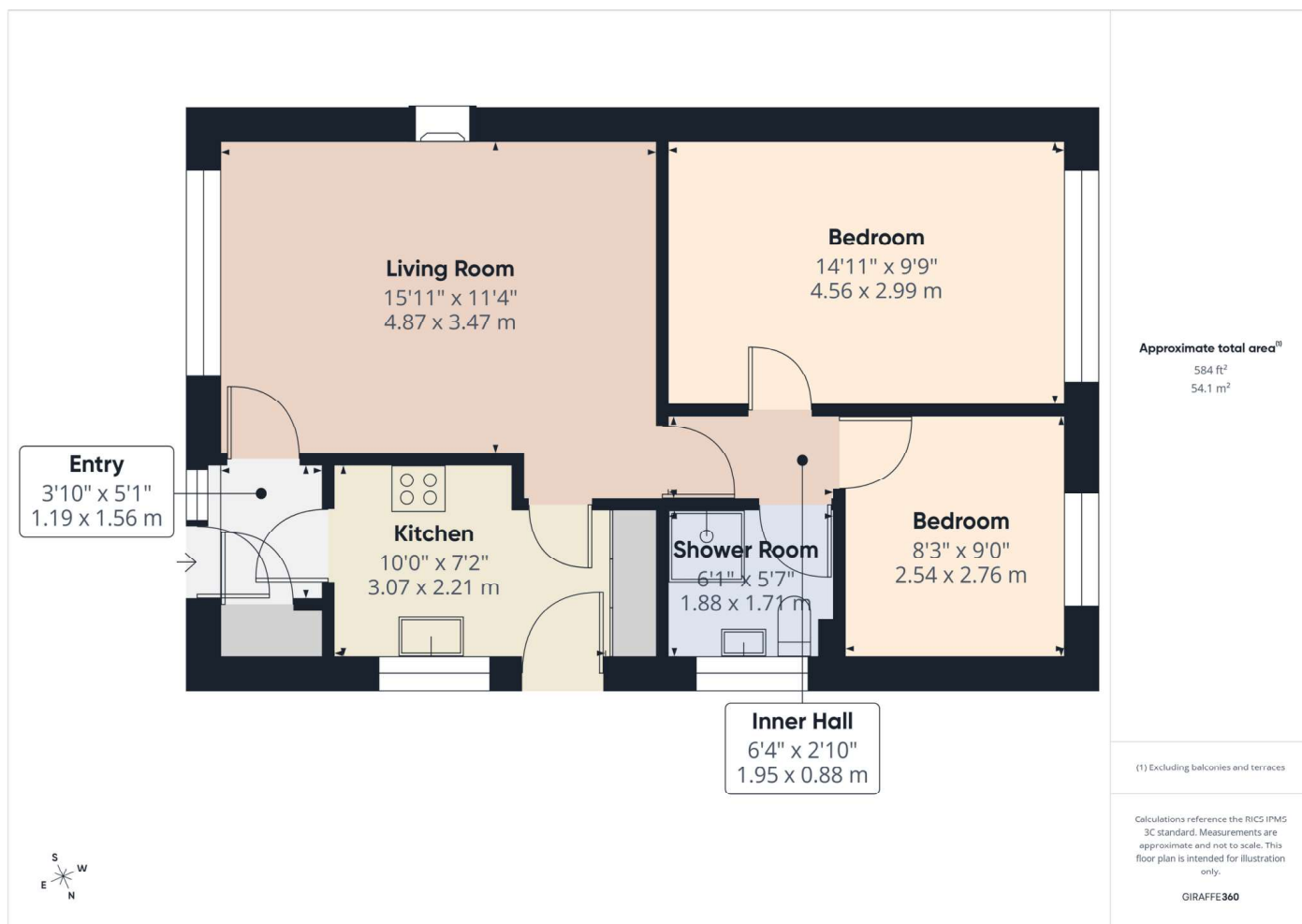
Satellite/Fibre TV Availability:



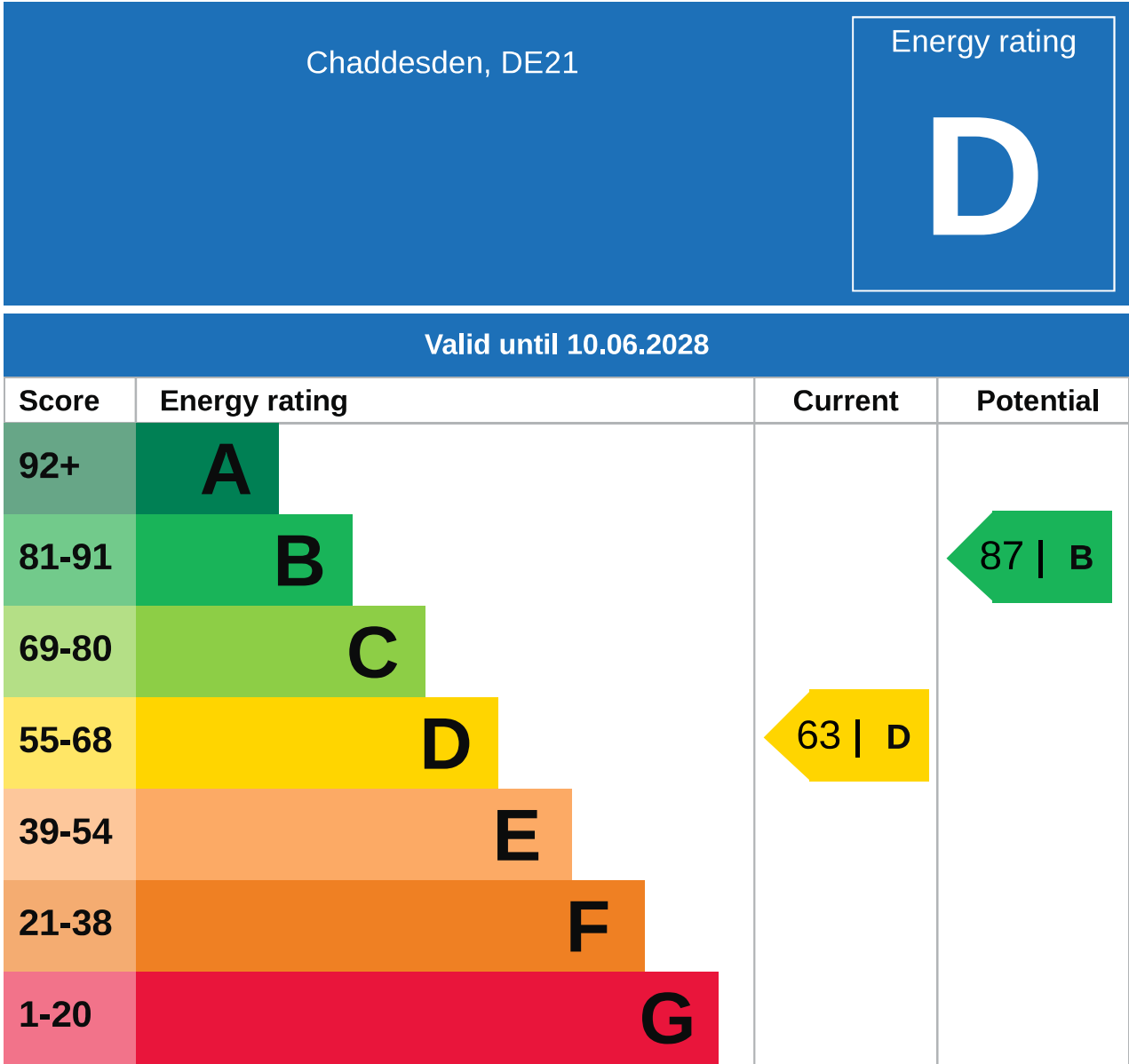




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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

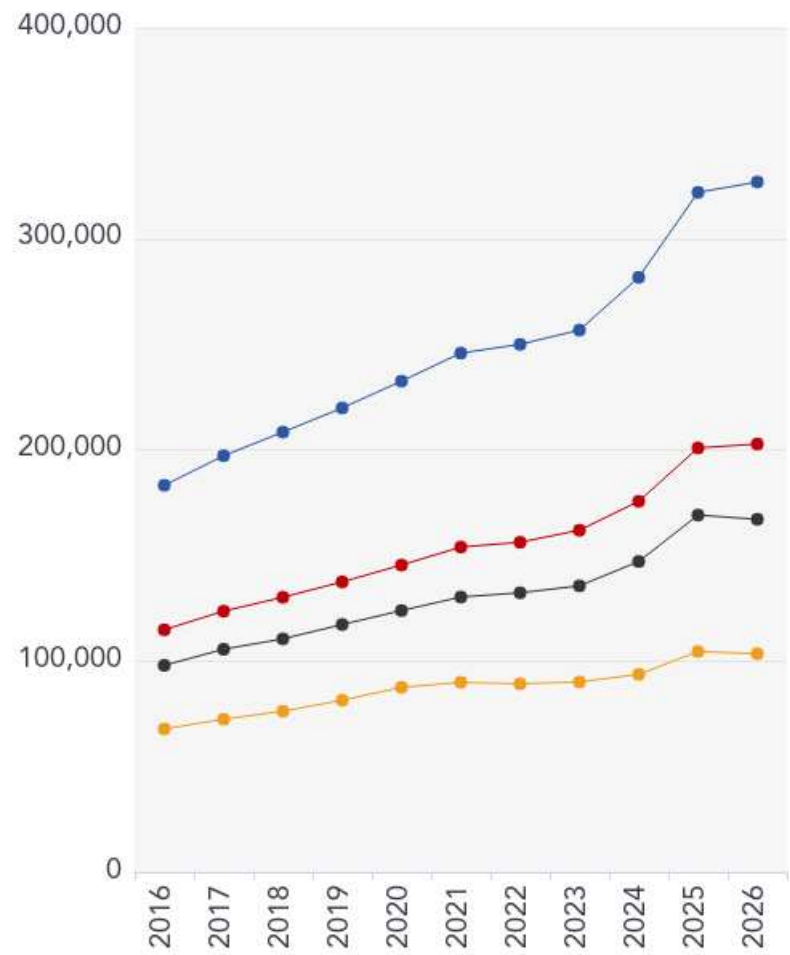
Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 14% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	55 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in DE21



Detached

+78.41%

Semi-Detached

+76.69%

Terraced

+70.66%

Flat

+52.67%



Hannells

Hannells was founded in 2003 by Alison and Michael Brain, inspired by a desire to transform estate agency standards in Derby. Now one of Derby's best-known family-run businesses, we operate six branches across the suburbs, delivering award-winning service with a personal touch.

As Derby's top-selling estate agency since 2005, we've earned thousands of genuine, 5-star reviews and prestigious accolades like AllAgents Best Estate Agency in the UK (2024). Our combination of expert local knowledge, tailored advice, and cutting-edge technology sets us apart from the many larger chains.

We're also proud to support our community through various charitable events and initiatives such as providing meals and clothing to local people in need. At Hannells, we're passionate about making your moving experience seamless, stress-free, and successful—because prope

Financial Services

Just like Hannells, 'Mortgage Advice Bureau's' service is very customer focussed, so you'll enjoy a similar personal service, dealing directly with your own dedicated mortgage adviser. They'll deal with all the searching and paperwork to find you the very best deal.



Testimonial 1



I was delighted with how fast and efficient the process has been. By Hannells putting in the hard work within one week I already have a buyer interested and have accepted an offer.

Testimonial 2



I was very impressed with Hannells, in particular their warm but very professional approach. They were easily contacted if any queries and gave sound advice along the way. I feel I benefited from their experience and I wouldn't hesitate to recommend.

Testimonial 3



Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

Testimonial 4



Great experience of buying house with Hannells. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth process.



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